

City and County to provide a mechanism by which potential impacts from future site reuse could be evaluated. GSA worked closely with stakeholders that included the City of Chattanooga, Hamilton County, the Regional Planning Agency, Tennessee Department of Transportation (TDOT), Tennessee Wildlife Resources Agency (TWRA) and other interested agencies to assess potential uses for the site. Because the local community will ultimately determine the use of this property through zoning ordinance, their input was critical to this process. The City of Chattanooga annexed the entire Volunteer site in April 1998.

As part of GSA's analysis, land use scenarios were developed to provide likely combinations of land uses reflecting the needs of the community communicated during the NEPA scoping process. Land use Scenario D was developed for the Final EIS in response to both agency and public comments made on the Draft. Although the analysis of direct impacts from the Disposal Alternative is relatively straightforward and consistent regardless of the potential land use scenarios, the analysis of indirect impacts requires consideration of each respective scenario.

Identifying and evaluating potential indirect impact for each scenario involves a certain amount of speculation and assumptions because type, timetable, and location of future development at Volunteer is not known. To conduct a thorough analysis of reasonably foreseeable impacts resulting from disposal and development, GSA established criteria to identify and evaluate potential impacts as discussed below.

It will take several decades for the entire property to achieve complete reuse, and it is not possible to evaluate impacts accurately over such a timeframe. GSA in consultation with the local governments determined that a five to fifteen-year timeframe was a "reasonably foreseeable" period within which impacts would be identified and assessed. This decision was based on reasonably foreseeable land uses that could be implemented near the latter part of this timeframe. For example, two of the development scenarios include a municipal landfill that would not be opened for 10 to 12 years.

The local governments will develop zoning for the Volunteer property and will be the legal authority for reviewing and approving plans for future development after Federal disposal. Therefore, the local and state governments were determined to be the guiding source for data and assumptions related to potential future activity during the five to fifteen-year time frame.

It is important to note that GSA's role in the disposal process is strictly to conduct the real estate transaction(s) and perform the various related functions required under Federal law. The GSA has no financial, material, or other interest in the future use of the land after disposal. More expressly, GSA is not